



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # MLD0003-24

RECEIVED:

**RECEIVED**

*By Alex Feyen at 12:38 pm, Jan 30, 2024*

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Noble Estates

### APPLICANT INFORMATION:

Landowner's name: Black Rail Ridge LLC, An Idaho Limited Liability Company, Wesley Mendenhall, Managing Member.

Mailing address: 4400 South Schilling Loop

City: Post Falls

State: Idaho

Zip code: 83854

Telephone: 208-661-5600

Fax:

E-mail: mendenhalltimber@yahoo.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller

Company name: Lance G. Miller, P.L.S.

Mailing address: PO Box 2523

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-263-1533

Fax:

E-mail: lancetrue@gmail.com

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Surveyor

Company name: Lance G. Miller, P.L.S.

Mailing address: PO Box 2523

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-263-1533

Fax:

E-mail: lancetrue@gmail.com

### PARCEL INFORMATION:

Section #: 10

Township: 59 North

Range: 1 West

Parcel acreage: 19.96 acres

Parcel # (s): RP59N01W104801A

Legal description: Portion of the E1/2-SW1/4 Section 10, T59N, R1W (See Attached).

Current zoning: Rural 5

Current use: Bare Land

What zoning districts border the project site?

North: Rural 5	East: Rural 10
South: Rural 10	West: Rural 5
Comprehensive plan designation: Rural Residential (5-10 acres)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 60 acres, designated remainder - timber land.	
South: 80 acres - tree and botanical farm.	
East: 120 acres - meadow and timber land, tree farm.	
West: 39 acres - timber land.	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>North from Sandpoint on highway 95 to Elmira road. South and East on Elmira road approx. 3/4 mile to subject property on left.</u>	
_____	
_____	
_____	
_____	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> NA		
<b>This application is for :</b> Minor Land Division of 19.96 acres into four 4.99 acre Lots		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 4.99 acres	2:1
Lot #2	Proposed acreage: 4.99 acres	2:1
Lot #3	Proposed acreage: 4.99 acres	2:1
Lot #4	Proposed acreage: 4.99 acres	2:1
Remainder	Proposed acreage: approx. 60 acres.	N/A
Describe the land division proposal and resulting acreage: <u>Divide 19.96 acres into four 4.99 acre Lots. There will be an approx. 60 acre remainder parcel (same ownership) adjoiner on the North of the subject property.</u>		
_____		
_____		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:	
Land is level with approx. 5% swales.	_____
	_____
	_____
	_____
Water courses (lakes, streams, rivers & other bodies of water): <u>None.</u>	_____
	_____
	_____
	_____
Springs & wells: <u>None</u>	_____
	_____
	_____

Existing structures (size & use): None

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Land cover (timber, pastures, etc): Timber land.

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Are wetlands present on site?  Yes  No Source of information: US F&WS Wetland Inv. Map

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP:

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

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**ACCESS INFORMATION:**

Please check the appropriate boxes:

Private Easement       Existing     Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: 60 foot wide ingress, egress & utility easement to be granted with this Plat. Level travelway, future gravel road.

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Public Road       Existing     Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Lots 1 and 2 have frontage on Elmira Road, a 50 foot wide public right of way, approx. 24' wide gravel travel way.

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Combination of Public Road/Private Easement       Existing     Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: \_\_\_\_\_

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Is public road dedication proposed as part of this minor land division?  
 Yes     No

List existing access and utility easements on the subject property.  
Proposed 60 foot wide ingress, egress & utility easement.

**SERVICES:**

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>Septic tank and drainfield.</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Individual septic tank and drainfield.</u> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Individual wells.</u> _____ _____	
Which power company will serve the project site? <u>Northern Lights inc.</u>	

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System - List type & proposed ownership:

Individual system - List type: Septic tank and drainfield.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual septic tank and drainfield.

Will the sanitary restriction be lifted by the Panhandle Health District?

Yes  No

Water will be supplied by:

Existing public or community system - List name of provider:

Proposed Community System - List type & proposed ownership:

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Individual wells.

Which power company will serve the project site? Northern Lights inc.

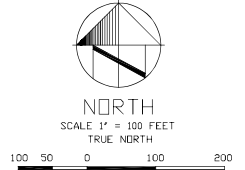
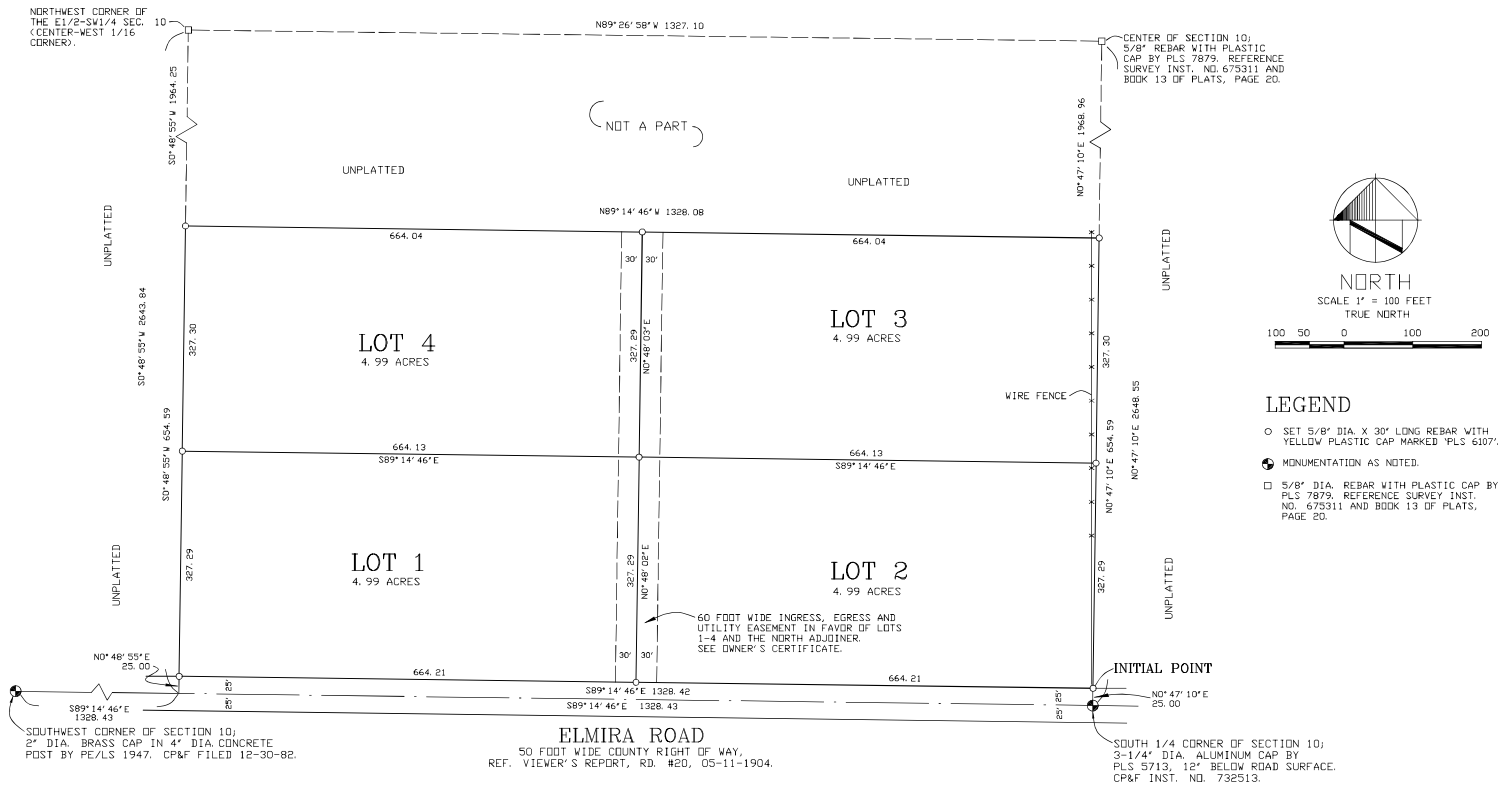
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: W. Marshall Date: 1-4-24

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# NOBLE ESTATES

LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



- LEGEND**
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
  - MONUMENTATION AS NOTED.
  - 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 7879, REFERENCE SURVEY INST. NO. 675311 AND BOOK 13 OF PLATS, PAGE 20.

**SURVEY NARRATIVE**

- 1.) THE PURPOSE OF THIS MINOR LAND DIVISION IS TO DIVIDE A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10 INTO FOUR LOTS, PER BONNER COUNTY REVISED CODE CHAPTER 12.
- 2.) THE BOUNDARIES OF THE LOTS BEING PLATTED HEREON WERE ESTABLISHED USING REFERENCES TO THE SECTION SUBDIVISION SHOWN ON THE PLAT OF DALY - PIXLER LOTS, AS RECORDED IN BOOK 13 OF PLATS, PAGE 20, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) DOCUMENTS USED IN PREPARING THIS PLAT ARE: RECORD OF SURVEY INSTRUMENT NO. 675311; THE PLAT OF DALY-PIXLER LOTS, BOOK 13 OF PLATS, PAGE 20, ALL IN RECORDS OF BONNER COUNTY, IDAHO; AND SUBDIVISION GUARANTEE NUMBER G-2222-00090246 BY NORTH IDAHO TITLE INSURANCE, DATED 01-05-24.

**LANCE G. MILLER, P.L.S.**

PO BOX 2523  
SANDPOINT, ID. 83864  
(208) 263-1533

**ELMIRA ROAD**  
50 FOOT WIDE COUNTY RIGHT OF WAY,  
REF. VIEWER'S REPORT, RD. #20, 05-11-1904.

**BASIS OF BEARING**  
THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 89°14'46" EAST ON THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, T59N, R1W, B.M., THE SAME AS SHOWN ON THE PLAT OF DALY-PIXLER LOTS, AS RECORDED IN BOOK 13 OF PLATS, PAGE 20, RECORDS OF BONNER COUNTY, IDAHO.



01-09-24

# NOBLE ESTATES

LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 10, T. 59 N., R. 1 W., BM, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 9TH DAY OF JANUARY, 2024.

*James G. Miller*  
LICENSED SURVEYOR

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF NOBLE ESTATES AND CHECKED THE PLAT AND COMPUTATIONS THEREIN AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY TREASURER

\_\_\_\_\_  
WESLEY MENDENHALL  
MANAGING MEMBER  
BLACK RAIL RIDGE LLC

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

### SANITARY RESTRICTION:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_

AT THE REQUEST OF \_\_\_\_\_  
\_\_\_\_\_  
BONNER COUNTY RECORDER

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT BLACK RAIL RIDGE LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS NOBLE ESTATES, LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10; THENCE NORTH 0°47'10" EAST ALONG THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF ELMIRA ROAD, A COUNTY ROAD, SAID POINT BEING THE INITIAL POINT; THENCE CONTINUING NORTH 0°47'10" EAST ALONG SAID EAST LINE A DISTANCE OF 654.59 FEET; THENCE LEAVING SAID EAST LINE NORTH 89°14'46" WEST PARALLEL TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 1328.88 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°48'55" WEST ALONG SAID WEST LINE A DISTANCE OF 654.59 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF ELMIRA ROAD; THENCE SOUTH 89°14'46" EAST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 1328.42 FEET TO THE INITIAL POINT.

THE 60 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES SHOWN ON PAGE 1 OF THIS PLAT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1-4 OF THIS PLAT AND TO THE NORTH ADJOINER PROPERTY.

### PLAT NOTES

- 1 > WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
- 2 > SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.

### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ ss  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF \_\_\_\_\_, BEFORE ME PERSONALLY APPEARED WESLEY MENDENHALL, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF BLACK RAIL RIDGE LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS SUCH MANAGING MEMBER.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC